



**GASCOIGNE
HALMAN**

13 OVERTON GREEN, FRODSHAM

THE AREAS LEADING ESTATE AGENT



13 OVERTON GREEN, FRODSHAM

£234,000

A smart, well designed semi-detached family home offered at 90% of market value for 100% ownership. An ideal opportunity to the first time buyer or those seeking an easy to manage, economical to run home.

The property offers well planned and spacious accommodation, presented in first class order throughout. It was built in 2011 by reputable builders, Seddon Homes. The house has great visual appeal and an interior that impresses in many aspects.





DESCRIPTION

There is a wide and welcoming hallway and a large living room. The open plan kitchen/diner has fitted cabinets and built in appliances. There is a utility area and cloakroom/WC. On the first floor are three generously proportioned bedrooms, and two modern bathrooms, one being en-suite. High levels of thermal insulation with gas fired central heating and double glazed windows results warmth and efficiency.

There is a double width driveway to the front and an enclosed garden to the rear with excellent covered patio area, ideal for outdoor entertaining in our unpredictable weather.

The buyer will own 100% of the property but it is offered at a discounted level - equivalent to 90% of it's current open market value. It is a condition of the scheme that the property can only be sold in the future at 90% of it's market value at the time of sale. Full details are available.

LOCATION

The property forms part of small development of attractive semi-detached homes arranged around a central green. The position is well placed for convenient access to the centre of Frodsham which offers a wide range of services. There is a primary school nearby and the property is within the catchment for Helsby High School. The road, rail and motorway networks allow access to the regions commercial centres.

TENURE

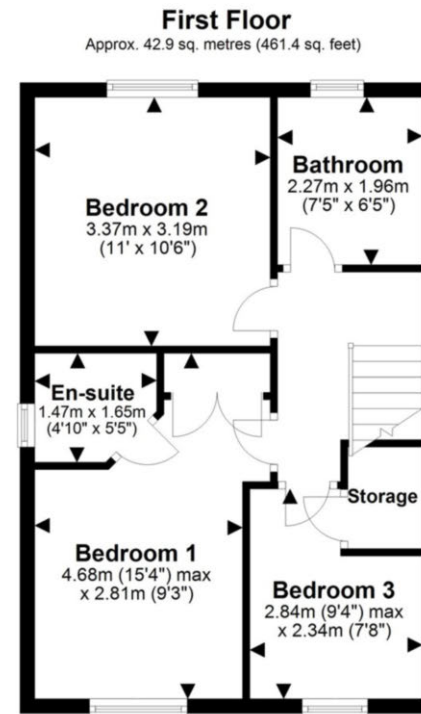
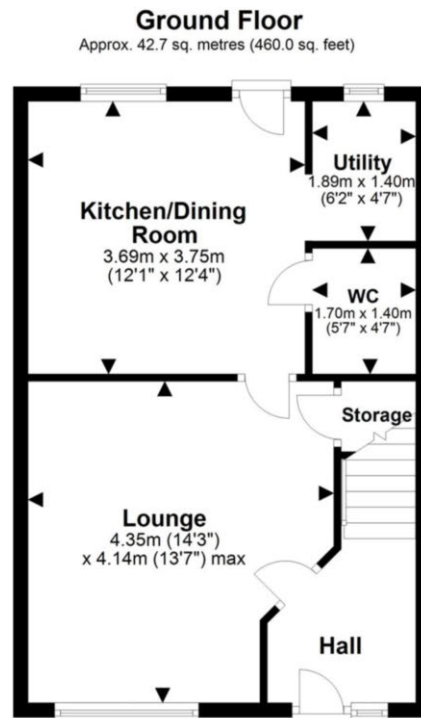
Freehold.

COUNCIL TAX

Band B. Cheshire West & Chester.

EPC RATING

Current C.



Total area: approx. 85.6 sq. metres (921.4 sq. feet)

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